



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, FEBRUARY 16, 2006

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

BOARD MEMBERS

CHAIR, ROD MARTIN
VICE-CHAIR, YARMILA KENNETT
JAMES FRUIT
JERRY PYLE
VACANCY

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: December 1, 2005, January 19, 2006 and February 2, 2006

SUBCOMMITTEE:

1. Monterey Rd.-Skeels Building façade remodel
2. Hill Rd.-Gera
3. Tennant Station-Panda Express
4. Watsonville Rd.-Viale park landscape amendments.
5. E. Dunne-Ho Building
6. E. Third St.-M.H. Times Building
7. Berkshire Dr.-Singh

PLAN DETAIL REVIEW:

- 1) **SR 04-21: E. DUNNE-DELCO:** A request for final review of revised architectural and landscape plans proposed for the Jasper Park project proposed on a acre site located on the south side of E. Dunne Ave. on the west side of San Benancio way.

Recommendation: Approve by minute action.

CONSENT:

- 2) **EOT 05-06: VINEYARD-SPIRIT ROAD OIL:** A request for a one-year extension of time for an approved site and landscape plans for a 58,941 sq.ft. site with an existing 7,100 sq.ft. building for a road paving company in the General Industrial (MG) zoning district. The site is located as the southeast corner of Vineyard Blvd. and Mast Avenue. (APN 817-02-028)

Recommendation: Approve Resolution by minute action.

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PUBLIC HEARING:

- 3) **SR-04-23: TENNANT STATION-CINELUX:** A request for site, architectural and landscape plan approval for an 8,586 sq. ft. expansion of the Cinelux Theater located at 750 Tennant Ave. within the Tennant Station shopping center. (APN 817-06-039)

Recommendation: Open Public Hearing/Approve Resolution.

- 4) **SITE REVIEW, SR-05-20: CONDIT-MORALES (ARAFILES):** A request for site, architectural and landscape plan approval for a 15,034 sq. ft. retail commercial building to be constructed on a 1.25 acre parcel located on the west side of Condit Rd., adjacent to the south side of the Executive Inn. The proposed development is located within the Condit Road Planned Unit Development zoning district. (APN 817-13-020)

Recommendation: Open Public Hearing/Approve Resolution No. 06-002

- 5) **SITE REVIEW AMENDMENT, SRA-04-16: COCHRANE-ASSISTED LIVING CENTER:** A request to amend a site review approval granted for a 94-unit assisted living facility on a 2.4 acre site located within the De Paul Medical Center PUD on the south side of Cochrane Rd., west of Mission View Dr. (APN 728-031-006)

Recommendation: Open Public Hearing/Approve Resolution.

- 6) **SITE REVIEW, SR-06-01: DEPOT ST-CITY OF MORGAN HILL:** A request for approval of landscape and improvement plans for Depot St. from E. Main Ave. to E. Fifth St. Proposed improvements include repaving, sidewalks, lighting, street trees, public art and street furniture.

Recommendation: Open Public Hearing/Approve Resolution.

ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

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NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.